

EXECUTIVE SUMMARY

• 2412 S Harbor City Blvd Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	3,721 SF
Lease Rate:	\$20.00 SF/yr (\$4.00 NNN/sf)
Lot Size:	0.24 Acres
Year Built:	1946
Building Size:	3,897 SF
Renovated:	2024
Zoning:	C3

PROPERTY OVERVIEW

Newly Renovated Building along US Hwy-1

This prime property offers a versatile layout, ideal for a range of businesses. Enjoy ample parking, high visibility, and a central location, drawing in a steady stream of potential customers. With its modern design and convenient amenities, this space is ready to be customized to suit your needs. Building also offers convenient roll up door along the back.

LOCATION OVERVIEW

Conveniently located on US Hwy-1 and just blocks from Historic Downtown Melbourne. A diverse mix of restaurants, and local businesses in the area offers an ideal blend of commerce and community.

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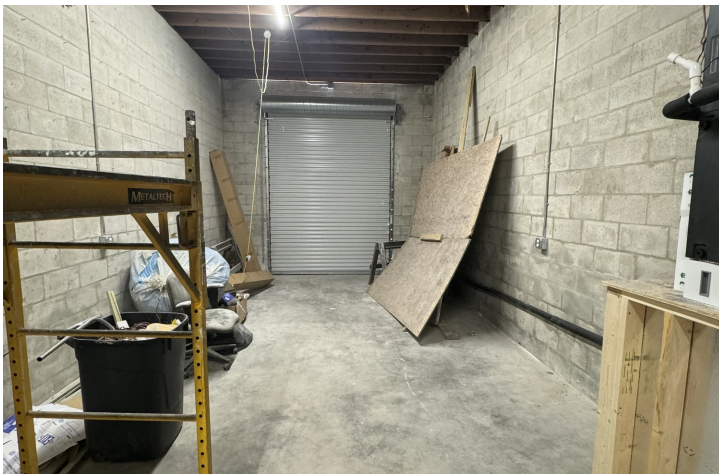
Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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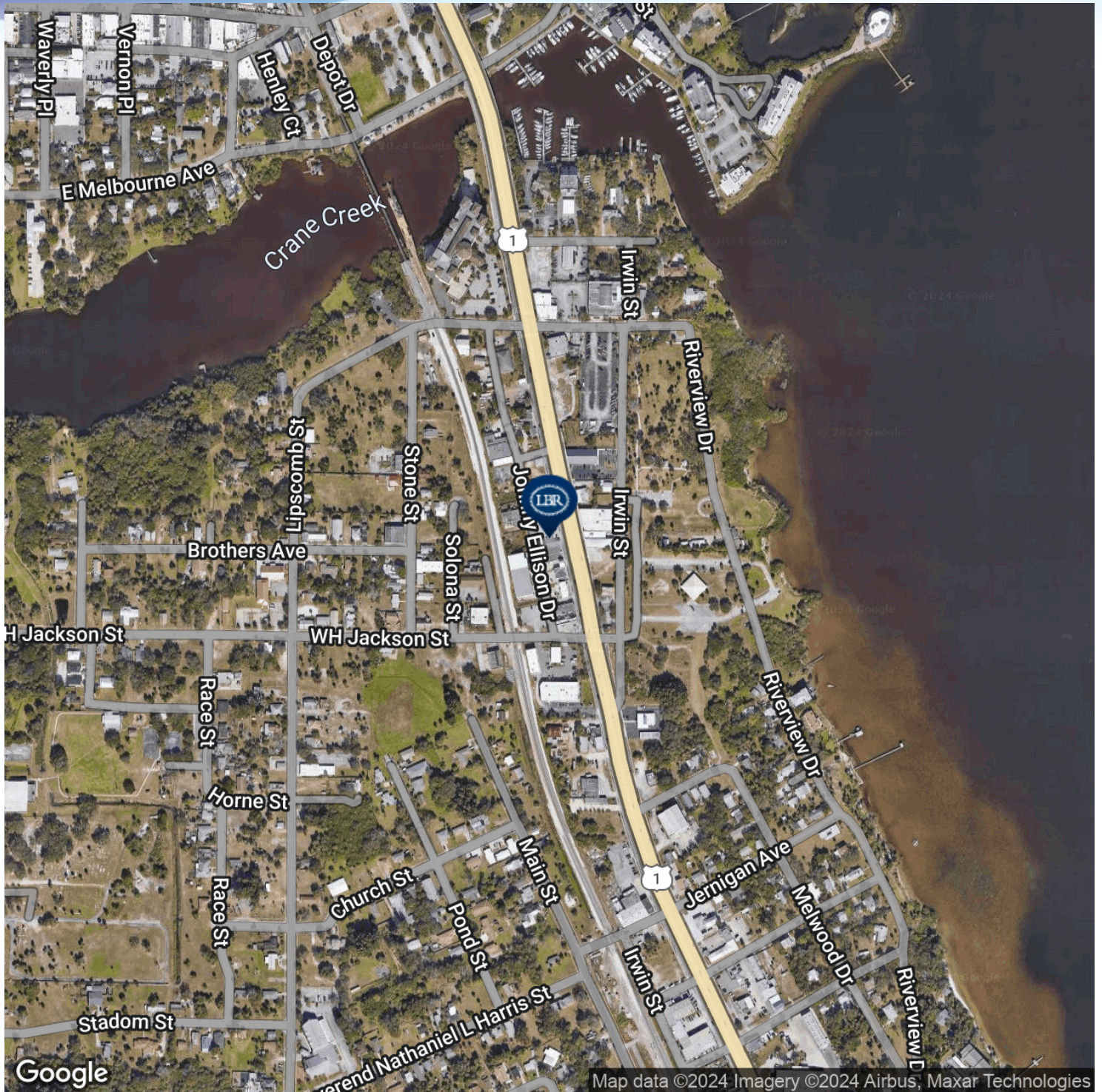
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LOCATION MAP

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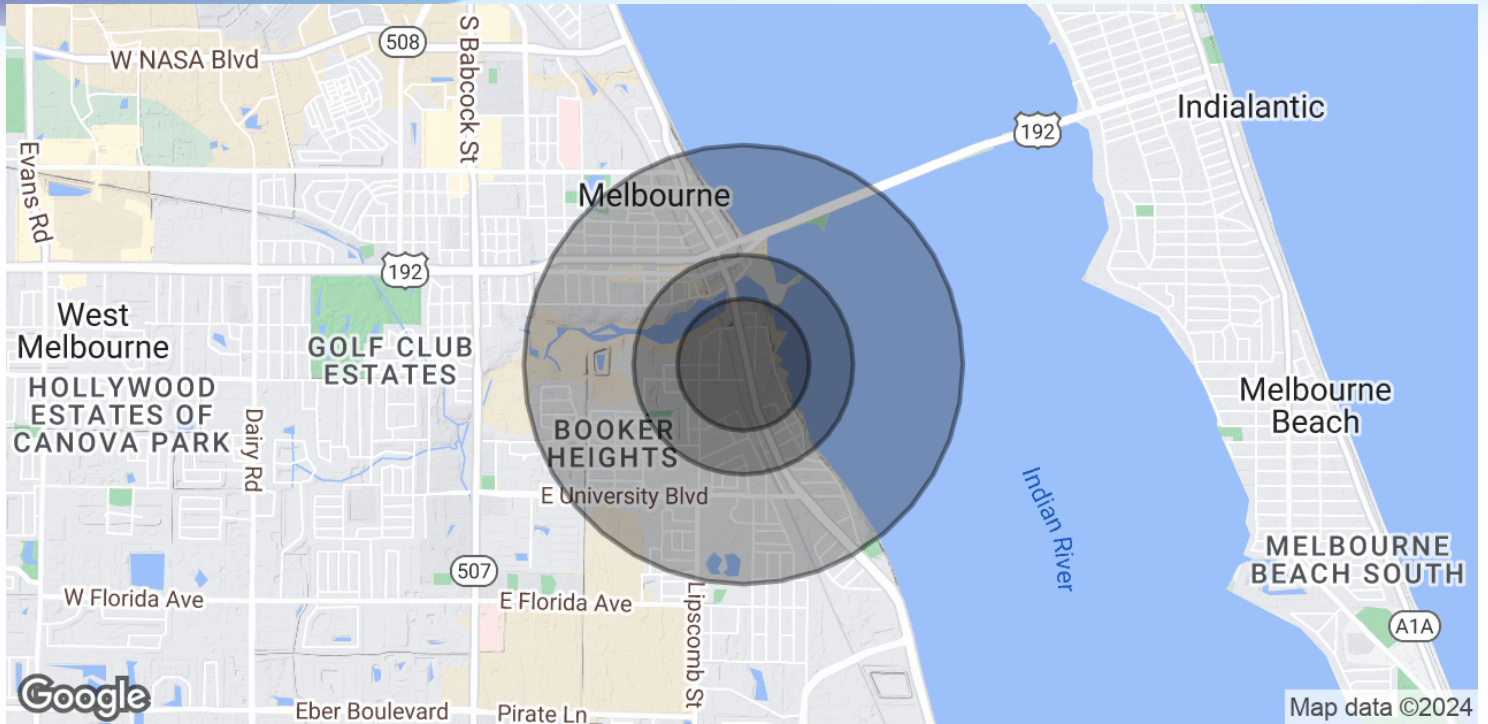
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	409	1,091	5,432
Average Age	42	46	46
Average Age (Male)	41	44	43
Average Age (Female)	43	48	49

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	164	487	2,491
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$51,602	\$50,165	\$48,499
Average House Value	\$206,778	\$243,993	\$279,392

Demographics data derived from AlphaMap

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